



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING  
DATE REQUESTED:** APRIL 3, 2013

**NAME & NUMBER  
OF PROJECT:** ESTANCIA HILL COUNTRY PLANNED UNIT DEVELOPMENT  
C814-2012-0085

**NAME OF APPLICANT  
OR ORGANIZATION:** Metcalfe Wolf Stuart & Williams, LLP  
Michele Rogerson Lynch – Phone (512) 404-2251

**LOCATION:** 12814 S IH 35 SVRD SB

**PROJECT FILING DATE:** July 13, 2012

**PDR/ENVIRONMENTAL  
STAFF:** Jim Dymkowski, 974-2707  
james.dymkowski@austintexas.gov

**PDR/  
CASE MANAGER:** Wendy Rhoades, 974-7719  
wendy.rhoades@austintexas.gov

**WATERSHED:** Onion Creek (Suburban)  
Desired Development Zone

**ORDINANCE:** Comprehensive Watershed Ordinance (current Code)

**REQUEST:** Review and consider for recommendation the proposed  
Planned Unit Development. The following environmental  
code exceptions are requested.

1. Modify 25-8-41 (*Land Use Commission Variances*); 25-8-301(*Construction of a Roadway or Driveway*), Subsection(A); and 25-8-302 (*Construction of a Building or Parking Area*), Subsection (A)(2) to authorize the Director to grant administrative variances-- after making the determinations required under 25-8-41.
2. Modify 25-8-394 (Uplands Zone), Subsection (C) to allow a maximum impervious cover limit of 70% for multifamily residential and 90% for commercial developments.
3. Modify 25-8-643 (*Land Use Commission Variance*) to allow the Director without consideration by the Environmental Board or Urban Forestry Board to grant a

variance to allow removal of a heritage tree with at least one stem that is 30" or larger in diameter—after making the determinations required under 25-8-643 (provided that a determination that a tree prevents a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.

**STAFF RECOMMENDATIONS: RECOMMEND FOR APPROVAL.**

**REASONS FOR RECOMMENDATION:**  
THE PROPOSED PUD IS ENVIRONMENTALLY SUPERIOR TO THE DEVELOPMENT THAT COULD OTHERWISE BE BUILT UNDER CURRENT APPLICABLE REGULATIONS.

## PROJECT BRIEFING SUMMARY SHEET

**ZONING CASE NUMBER:** C814-2012-0085

**PROJECT NAME:** Estancia Hill Country Planned Unit Development (PUD)

**LOCATION:** 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Service Road Southbound

**WATERSHED:** Onion Creek

**CLASSIFICATION:** Suburban Watershed

### **DEPARTMENT COMMENTS:**

The Applicant has requested planned unit development (PUD) district zoning at the location listed above. The 593.6 acre property is in process for limited-purpose annexation and undeveloped. The PUD proposes land uses that are consistent with the townhouse and condominium residence (SF-6) district (72.3 acres), the community commercial-mixed use (GR-MU) combining district (430.2 acres), and the general commercial services-mixed use-vertical mixed use building (CS-MU-V) combining district (91.2 acres), with the following specific uses: 737 single family residential units, 1,550 multifamily residential units, 1,650,000 square feet of office and commercial uses, 400,000 square feet of retail uses, and over 100 acres of parks and open space.

The PUD exceeds Tier One requirements for open space/parkland in excess of the requirements by 93.4 acres, water quality/environmental, and Grow Green/landscaping, and several Tier Two provisions. For example, the Applicant is providing for public parkland dedication of 33 acres along Onion Creek to connect with nearby City parkland, and a minimum of 30 percent of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls, including the Commercial Landscape Ordinance. Xeriscape, rainwater harvesting and integrated pest management are included as elements of the PUD proposal.

### **STAFF RECOMMENDATION:**

Staff recommends PUD district zoning, subject to conditions.

**OWNERS/APPLICANTS:** Sevensgreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruissea XIV LTD; Dindon Fifteen LTD; Bois de Chene XVI LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III – Onion Creek LP (The Stratford Company) (Ocie Vest)

**AGENT:** Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

**CITY COUNCIL BRIEFING DATE FOR THE DEVELOPMENT ASSESSMENT:** June 28, 2012

**ENVIRONMENTAL BOARD:** April 3, 2013

**ASSIGNED STAFF:** Wendy Rhoades

Email: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

Phone: 974-7719



## MEMORANDUM

**TO:** Mary Gay Maxwell, Chairperson and Members of the Environmental Board

**FROM:** Jim Dymkowski, Environmental Review Specialist Senior Planning and Development Review Department

**DATE:** June 3, 2013

**SUBJECT:** Summary of Environmental Exceptions Requested by the Estancia Hill Country Planned Unit Development - C814-2012-0085

This summary is being provided to the Environmental Board as a supplement to the overall Planning and Development Review recommendations for the Estancia Hill Country PUD. After numerous site visits and discussions with the applicant, the following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, requested exceptions to the environmental code requirements, and the proposed environmental superiority exhibited in the PUD. Staff recommends approval of the project based on our finding that the proposed project is environmentally superior to what could be built under the existing regulatory entitlements.

### **Description of Property**

The PUD is located in the Onion Creek Watershed. This watershed is classified as Suburban. It is within the Desired Development Zone, and currently within the City of Austin 2 mile extraterritorial jurisdiction. Prior to this PUD submittal, the entire PUD land area was reviewed and received a preliminary plan subdivision approval under permit C8J-2009-0142. The PUD land area is also concurrently being submitted for limited purpose annexation by the City of Austin.

Historically, this site was used as agriculture/ranch land with a single family residence. The PUD area is broken up into two tracts and is separated by a public street (Old San Antonio Road). The larger of the two, (approximately 427 acres), is located adjacent to the southbound frontage road of IH 35 and is bordered by Onion Creek to the north, Puryear road to the south and Old San Antonio Road to the West. The smaller, (approximately 175 acres), is located to the west and is bordered by Onion Creek to its west, Old San Antonio Road to the east, and single family residential land to the north and south.

The two sections of Onion Creek that border the PUD receive sufficient drainage area to be classified as Major waterways. Current code buffer setbacks of 200-400 feet from the centerline of the creek for the Critical Water Quality Zone with an additional 300' of Water Quality Transition Zone setback will be maintained with the PUD request. There are three tributaries within the PUD area that do not meet the minimum 320 acre drainage threshold required to be called a classified Suburban waterway. These have been identified within the PUD land use plan and exhibits and will receive additional buffer protection.

Allowed vs. Proposed Impervious cover

DESCRIPTION	EXISTING ALLOWABLE (CITY ETJ)	ANNEXED ALLOWABLE (CITY LIMITS)	PROPOSED ALLOWABLE (PUD)
SF (> 5750 SF)	45%	50%	50%
SF (< 5750 SF)	55%	55%	55%
MF	60%	60%	70%
Commercial	65%	80%	90%

EXISTING ALLOWABLE (CITY ETJ) (acres)	ANNEXED ALLOWABLE (CITY LIMITS) (acres)	PROPOSED ALLOWABLE *(PUD)(acres)
330.4	368.7	338.3

(\*) (Assume a restriction of allowable impervious cover to 20% within the additional 93.4 acres of parkland dedicated in the PUD above code required. This additional impervious cover will be used within commercial and multi-family development category)

The PUD currently lies within the City's 2 mile ETJ. Under the approved preliminary plan would be subject to the allowable impervious cover limits shown. The PUD area is concurrently going through the annexation process into our limited purpose jurisdiction. The allowable City limits percentages are also shown for comparison to the PUD proposed. The PUD increases in the allowable impervious cover percentages are necessary to allow for denser more compact development. The PUD proposed overall impervious cover is only slightly greater than what could be developed in the ETJ and less than what could be developed within the City limits.

Existing Topography/Soil Characteristics/Vegetation

The site elevations range from 580-750 feet above mean sea level. The topography for both tracts is characterized by moderate sloping hillside mainly from east to west across the property. Those areas closest to Onion Creek slope toward the creek. Of the roughly 594 acre PUD area there are 7.7 acres of slopes between 15-25%, one acre of slopes between 25-35%, and 0.3 acres of slopes greater than 35%.

The soils on the property are predominantly silty clay and clay loam in nature.

The TPWD lists this site within the Live oak-Ashe juniper woods vegetation region. The larger Tract 1 consists of dense wooded areas of Cedar elm, Hackberry, Live oak, Ashe juniper, Chinaberry in the northern portion, with upland fields including native and non-native grasses, and unmaintained agriculture land in the middle and southern portions. Tract 2 consists mainly of clumps of Mesquite with native and non-native grasses.

### **Critical Environmental Features/Endangered Species**

The 2009 environmental assessment identified six potential critical environmental features within the subject area. These included four wet and two geological features. There are two rimrock features located within the larger of the two PUD areas. They are along Onion Creek and have already received the full 150 foot buffer setback with the approval of the preliminary plan. This will be maintained with the PUD land plan. The wet features consist of the existing stock pond on the larger tract and those isolated wetland features found within the tributary downstream of the pond and within the PUD area's unclassified tributaries. In order to provide greater overall protection of these features and the unclassified tributaries themselves an overall 50 foot CEF buffer was provided on the approved preliminary plan. The PUD proposes additional buffers.

### **Water/Wastewater**

Water and wastewater service will be provided by the City of Austin.

### **Description of Project**

The Project contains approximately 594 acres of mixed use development including:

- 737 single family condo style residential units
- 1,550 multifamily units
- 1.65 million square feet of office/commercial
- 400,000 square feet of retail
- Over 100 acres of parks and open space, located in the City of Austin's two mile extraterritorial jurisdiction.

### **Environmental Code Exception Request**

The three exceptions requested for this project are:

1. Modify 25-8-41 (*Land Use Commission Variances*); 25-8-301 (*Construction of a Roadway or Driveway*), Subsection(A); and 25-8-302 (*Construction of a Building or Parking Area*), Subsection (A)(2) to authorize the Director to grant administrative variances-- after making the determinations required under 25-8-41--for the following:
  - A. North of Estancia Parkway: construction on slopes up to 25% for parking [302(A)(2)], private driveways and public rights-of-way [301(A)]; and
  - B. South of Estancia Parkway: construction on slopes up to 25% for private driveways and public rights-of-way [301(A)].

2. Modify 25-8-394 (Uplands Zone), Subsection (C) to allow a maximum impervious cover limit of 70% for multifamily residential and 90% for commercial developments.
3. Modify 25-8-643 (*Land Use Commission Variance*) to allow the Director without consideration by the Environmental Board or Urban Forestry Board to grant a variance to allow removal of a heritage tree with at least one stem that is 30" or larger in diameter —after making the determinations required under 25-8-643 (provided that a determination that a tree prevents a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.

**PUD Conditions for Environmental Superiority:**

- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).
- Agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Implementing the Commercial Landscape Ordinance for 100% of required landscaping.
- Adhering to an IPM plan
- Providing for tree protection beyond ETJ and full purpose requirements by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- Providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).
- Required open space exceeds requirements by (18%).

## **Recommendations**

Staff recommends approval of the environmental superiority of the proposed PUD and the exceptions to the Land Development Code sections as defined in the PUD documents because:

- It will provide buffer protection, (30 additional acres) for the unclassified waterways on-site that current code does not require.
- It will use preferred water quality methods (i.e. bio-filtration and wet ponds) that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method.
- It will comply with the current commercial landscape requirements.
- Providing for tree protection beyond ETJ requirements by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- It will be providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).

**Estancia Hill Country  
PUD  
C814-2012-0085**

**PUD SUMMARY**

**Location:**

Located in Austin's ETJ at the northwest corner of IH-35 and SH-45. Identified in the Imagine Austin Comprehensive Plan as a Regional Center.

**The Project contains approximately 594 acres of high quality mixed use including:**

- 737 single family residential units
- 1,550 multifamily units
- 1.65 million square feet of office/commercial
- 400,000 square feet of retail
- Over 100 acres of parks and open space

**Overall Project Request:**

- Annexation –Limited Purpose
- PUD Zoning
- PID Financing for the construction or public infrastructure such as roads, drainage and utilities

**Environmental Superiority**

- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the owner agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).
- If the 50% standard decided above is not required, the owner agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- Wet ponds maintained by master POA
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Implementing the Commercial Landscape Ordinance for 100% of required landscaping.

- Adhering to an IPM plan
- Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance).
- Providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).
- Required open space exceeds requirements (18% provided and 15% required).
- Private parks with amenities to be owned, operated and maintained by POA.
- Providing for public parkland dedication of 33 acres along Onion Creek to connect with nearby City parkland.
- Connecting parks and trails to regional trail plan connection points.
- Parks will be within ¼ mile of any proposed residence.

#### **Other Project Superiority**

- High quality mixed use project
- Located in the Desired Development Zone and near the Regional Center of the Comp Plan
- Coordinating development with surrounding neighborhoods and landowners in the ETJ
- Providing for an extensive trail and bicycle network including Old San Antonio Road
- Donation of land for a 2 acre fire station
- Donation of land for a 9 acre multi modal transportation facility
- Preserving existing historical context of the Old San Antonio Road route of the Camino Del Rio De Las Tejas and archaeological areas onsite.  
Providing for upgraded Commercial Design Standards within
- Providing for employment opportunities with corporate campus sites
- Providing for a public art master program
- Providing for affordable housing for rental and ownership units

#### **Environmental Code Modifications**

**(reference modification chart for details)**

- 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes)
  - 25-8-301(A) and 25-8-302(A)(2)
- 25-8-394 (C) (Suburban Watershed Uplands Zone) -Impervious Cover
- 25-8-641(B) and 25-8-643 Heritage Trees

**Proposed Environmental Code Modifications to Development Regulations**  
**Estancia Hill Country PUD C814-2012-0085**

<u>Category</u>	<u>Code Section</u>	<u>Code Section Description</u>	<u>Proposed PUD Regulations</u>
<b>Environmental</b>	<p>25-8, Subchapter A, Article 1, Division 3 (<i>Variances</i>)</p> <p>And</p> <p>25-8, Subchapter A, Article 7, Division 3 (<i>Construction on Slopes</i>)</p> <p>25-8-301(A) – <i>Construction of a Roadway or Driveway</i></p> <p>25-8-302(A)(2) – <i>Construction of a Building or Parking Area</i></p>	<p><u>25-8-301(A)</u>: A person may not construct a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to:</p> <p>(1) at least two contiguous acres with a gradient of 15 percent or less; or</p> <p>(2) building sites for at least five residential units.</p> <p><u>25-8-302(A)</u> A person may not construct:</p> <p>(2) except for a parking structure, a parking area on a slope with a gradient of more than 15 percent.</p>	<p>Modify 25-8-41 (Land Use Commission Variances); 25-8-301 (<i>Construction of a Roadway or Driveway</i>), Subsection(A); and 25-8-302 (<i>Construction of a Building or Parking Area</i>), Subsection (A)(2) to authorize the Director to grant administrative variances-- after making the determinations required under 25-8-41 --for the following areas as shown on a separate exhibit:</p> <ol style="list-style-type: none"> <li>1) North of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25% for parking (302(A)(2)), private driveways and public rights-of-way (301(A)); and</li> <li>2) South of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25% for private driveways and public rights-of-way (301(A)).</li> </ol>
There are not many steep slopes on the site and they are sporadic and spread out due to rock outcroppings. The design of dense nodes results in the need to construct on some areas of steep slope for development including high density residential and corporate campus and these are the only areas requested, which also leaves more open space in other areas. As such, a modification to allow for a certain amount of acres for 0-25% is requested.			
<b>Environmental</b>	25-8-394 (C) (Suburban Watershed Uplands Zone) - Impervious Cover	Outlines impervious cover limitations in an uplands zone outside of the Lake, Rattan and Brushy Creek watersheds.	Modify 25-8-394(C) to allow for the following impervious cover limits for Multifamily and Commercial development:

		70% (Code = 60%) for multifamily residential and 90% (Code = 80%) for commercial.
<p>The impervious cover proposed is essentially the same as what would be allowed by Code if development occurred in the parkland and significantly more parkland is being dedicated than required by Code. The proposal does not increase the overall impervious cover on the project and results in less impervious cover than what could be developed with standard zoning:</p> <p>Allowable IC ETJ: 330.4 acres City: 368.7 acres PUD: 356.9 acres</p>		
<p><b>Environmental</b></p> <p>25-8-643 Heritage Trees (Land Use Commission Variance)</p>	<p>Outlines approval process for removal of Heritage Trees</p>	<p>Modify 25-8-643 (<i>Land Use Commission Variance</i>) to allow for the Director without consideration by the Environmental Board or Urban Forestry Board to grant a variance to allow removal of a heritage tree with at least one stem that is 30" or larger in diameter – after making the determinations required under 25-8-643 (provided that a determination that the tree prevents a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.</p>
<p>Tree protection is being provided that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance). Specially, the PUD will follow the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized for preservation and will be reviewed and approved administratively.</p>		

**ESTANCIA HILL COUNTRY PUD – C814-2012-0085**  
**Basis for Environmental Superiority and Recommendation**

<b>Item</b>	<b>Code Requirement</b>	<b>PUD Proposal/Superiority</b>
<b>*TIER 1*</b>		
<b>General</b>	<p><b>PUD: Tier1A</b></p> <ul style="list-style-type: none"> <li>▪ Meet the objectives of the City Code</li> </ul> <p><b>PUD: Tier1B</b></p> <ul style="list-style-type: none"> <li>▪ Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations</li> </ul>	<ol style="list-style-type: none"> <li>1. Providing for environmental, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone along I-35 and SH-45 with a public facility and open space.</li> <li>2. Providing for preservation of the natural and historical environment, encouraging high quality development with extensive open space areas.</li> <li>3. Provides for a dense, mixed-use project that is identified near a Regional Center that is in line with the Imagine Austin Plan</li> </ol>
<b>Open Space/Parkland</b>	<p><b>PUD Tier 1C</b></p> <ul style="list-style-type: none"> <li>▪ Provide open space at: 10% Residential 15% Industrial 20% Commercial</li> </ul> <p><b>Commercial Design Standards</b> 5% Open Space</p>	<ol style="list-style-type: none"> <li>1. Providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).</li> <li>2. Required open space exceeds requirements (18% provided and 15% required).</li> <li>3. Private parks with amenities to be owned, operated and maintained by POA.</li> </ol>
<b>Water Quality /Environmental</b>	<p><b>PUD Tier 1F</b></p> <ul style="list-style-type: none"> <li>▪ Provide for environmental preservation</li> </ul> <p><b>Sed/Fill Pond</b></p> <ul style="list-style-type: none"> <li>▪ Standard water quality requirement</li> </ul>	<ol style="list-style-type: none"> <li>1. Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot requirement)</li> <li>2. Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.</li> <li>3. Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater</li> </ol>

		<p>harvesting, etc.</p> <p>4. Wet ponds maintained by master POA</p> <p>5. Integrated Pest Management Plan (IPM) plan to be provided in DDZ when not required.</p> <p>6. Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance). The Protected Tree Ordinance will be followed for 8" and greater and Heritage Trees will have additional review regarding prioritization and preservation.</p>
<b>Grow Green Landscaping</b>	<p><b>PUD Tier 1H</b></p> <ul style="list-style-type: none"> <li>▪ Exceed minimum landscaping requirements</li> </ul>	<p>1. Applying Exhibit C, Grow Green Native and Adapted Landscape Plants List and Exhibit C-1, Invasive Species/Problem Plants List when not required</p>
<b>*TIER 2*</b>		
<b>Open Space/Parkland</b>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>▪ Provide 10% above minimum or enhancements to trails and open space</li> </ul> <p><b>Commercial Design Standards</b></p> <ul style="list-style-type: none"> <li>▪ 2% Open Space</li> </ul>	<p>1. Providing for public parkland dedication of 33 acres along Onion Creek to connect with nearby City parkland.</p> <p>2. Connecting parks and trails to regional trail plan connection points.</p> <p>3. Parks will be within ¼ mile of any proposed residence.</p>
<b>Environment</b>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>▪ Provide various environmental options</li> </ul>	<p>1. Providing a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads</p> <p>2. If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).</p>

## Code Requirements for PUD

### Tier 1 (2.3.1)

- a) Meet the objectives of the City Code
- b) Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code:
- c) Provide for a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts and 20 percent of the nonresidential tracts within the PUD, except that a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2) the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided:
- d) Comply with the City's PUD Green Building Program:
- e) Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses:
- f) Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land:
- g) Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities:
- h) Exceed the minimum landscaping requirements by the City Code:
- i) Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways;
- j) Prohibit gated roadways:

k) Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance:

l) Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints:

**Additional Tier 1 (2.3.2)**

a) Comply with Chapter 25-3, Subchapter E (Design Standards and Mixed Use):

c) Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (Core Transit Corridors, Sidewalks and Building Placement)

c) Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building:

**Tier 2 (2.4)**

**Open Space**

Provides open space at least 10% above the requirements of Section 2.3.1. A (*Minimum Requirements*) Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Subchapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.

**Environment**

Does not request exceptions to or modifications of environmental regulations. Provides water quality controls superior to those otherwise required by code. Uses innovative water quality controls that treat at least 25 percent additional water quality volume and provide 20 percent greater pollutant removal, in addition to the minimum water quality volume required by code. Provides water quality treatment for currently untreated, undeveloped off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code. Provides minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater. Provides at least a 50 percent increase in the minimum waterway and critical environment feature setbacks required by code. Clusters impervious cover and disturbed areas in a manner that

preserves the most environmentally sensitive areas of the site that are not otherwise protected. Provides pervious paving for at least 50 percent or more of all paved areas in non-aquifer recharge areas. Prohibits uses that may contribute to air or water quality pollutants.

Austin Green Builder Program

Provides a rating under the Austin Green Builder Program of three stars or above.

Art

Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.

Great Streets

Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)

Community Amenities

Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.

Transportation

Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.

Building Design

Exceeds the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)

Parking Structure Frontage

In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.

Affordable Housing

Provides for affordable housing or participation in programs to achieve affordable housing.

Historic Preservation

Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.

Accessibility

Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

Local Small Business

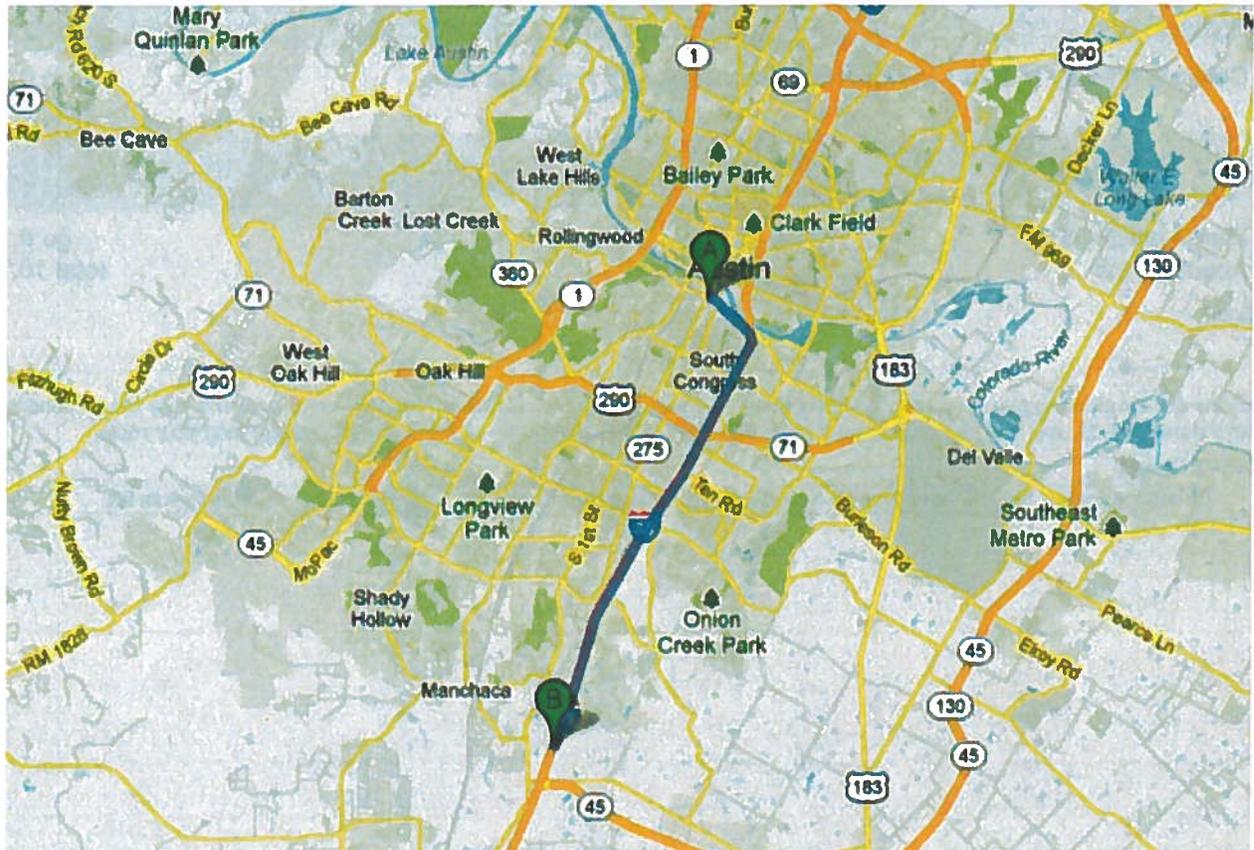
Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

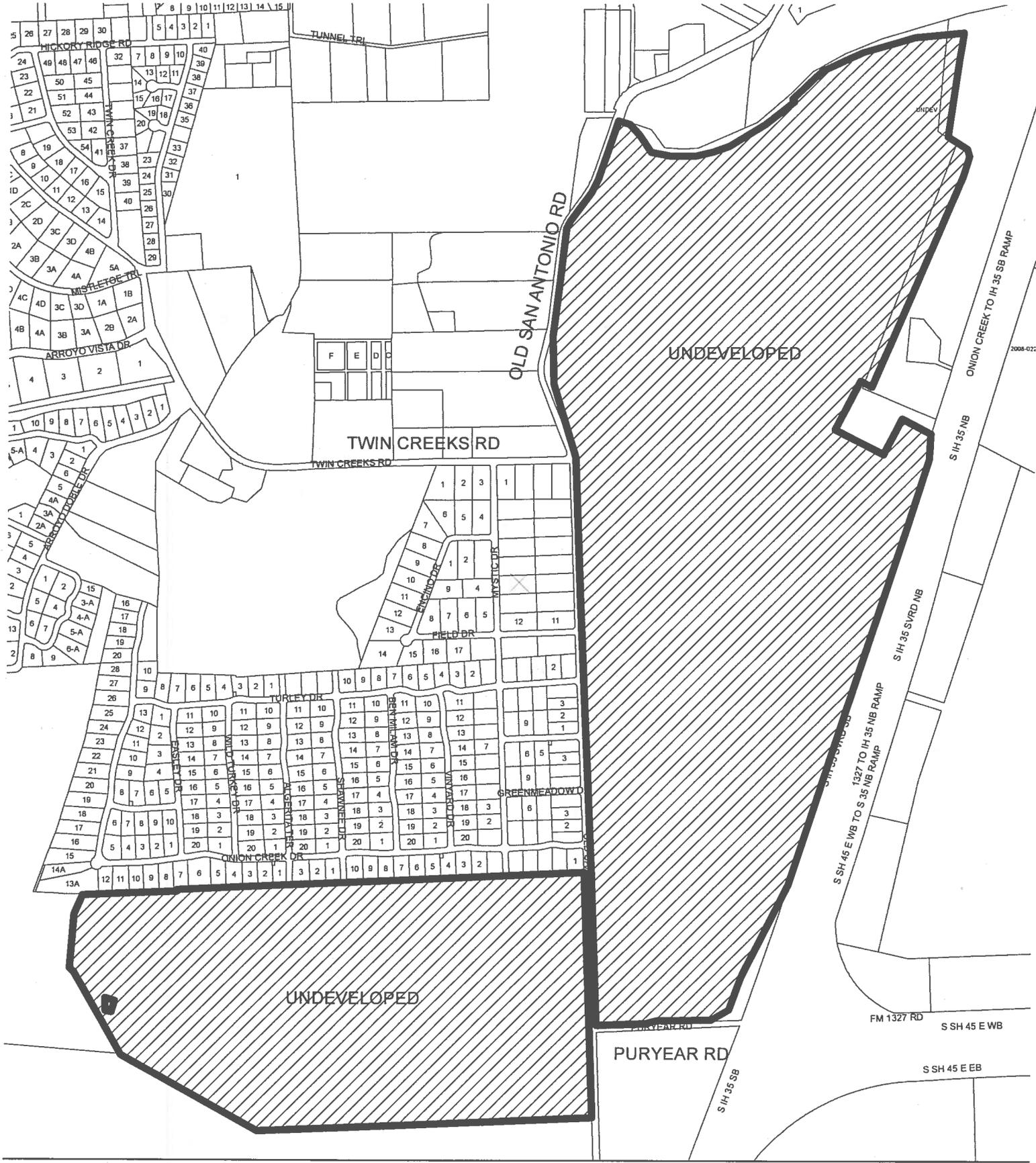
**Estancia Hill Country PUD - C814-2012-0085**  
**Driving Directions from 505 Barton Springs Rd.**

505 Barton Springs Rd Austin, TX 78704

1. Head **east** on **Barton Springs Rd** toward **W Riverside Dr** 305 ft.
2. Take the 1st right onto **W Riverside Dr** 1.1 mi
3. Continue onto **S I H 35/S Interstate 35/N Interstate 35 Frontage Rd** 0.3 mi
4. Take the **Interstate 35 S** ramp on the left 0.1 mi
5. Merge onto **I-35 S** 9.1 mi

12814 S IH 35 SVRD SB





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C814-2012-0085

1" = 1700'

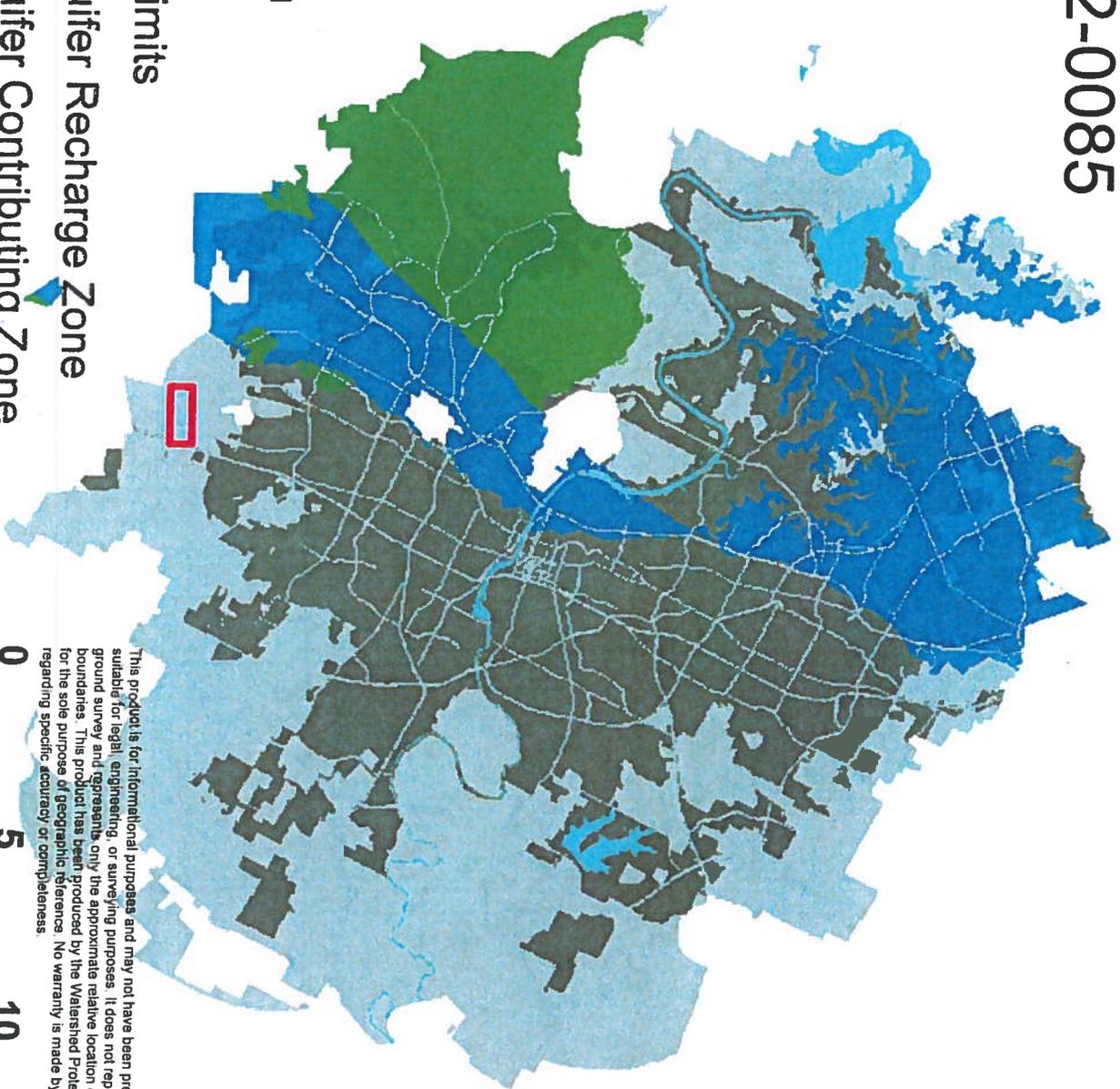
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C814-2012-0085

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





C814-2012-0085

Critical Water Quality Zone  
Water Quality Transition Zone

NTS

